

097.0

0001

0003.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
2,628,600 / 2,628,600

APPRaised:

2,628,600 / 2,628,600

USE VALUE:

2,628,600 / 2,628,600

ASSESSED:

2,628,600 / 2,628,600



## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
55		HUTCHINSON RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: RAFFI JAMES C &amp; JOAN M/TR

Owner 2: JOAN M RAFFI LIVING TRUST

Owner 3:

Street 1: 55 HUTCHINSON RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: RAFFI JAMES C &amp; JOAN M -

Owner 2: -

Street 1: 55 HUTCHINSON RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 26,970 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Stucco Exterior and 5663 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		26970		Sq. Ft.	Site		0	70.	0.63	4			Golf co	25					1,179,938						1,179,900	

Legal Description							User Acct
							63282
							GIS Ref
							GIS Ref
							Insp Date
							09/24/18

## USER DEFINED

Prior Id # 1:	63282
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	22:30:16
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT							Parcel ID	097.0-0001-0003.A
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	101	FV	1,445,700	13400	26,970.	1,179,900	2,639,000	2,639,000
2019	101	FV	1,098,900	13400	26,970.	1,179,900	2,292,200	2,292,200
2018	101	FV	1,096,200	13400	26,970.	1,011,400	2,121,000	2,121,000
2017	101	FV	1,096,200	13400	26,970.	944,000	2,053,600	2,053,600
2016	101	FV	1,096,200	13400	26,970.	809,100	1,918,700	1,918,700
2015	101	FV	1,068,500	13400	26,970.	724,800	1,806,700	1,806,700
2014	101	FV	1,068,500	13400	26,970.	670,900	1,752,800	1,752,800
2013	101	FV	1,068,500	13400	26,970.	639,700	1,721,600	1,721,600

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAFFI JAMES C &	63985-140		7/29/2014	Convenience		1	No	No	
	13224-89		7/1/1977		144,000	No	No	Y	

BUILDING PERMITS												ACTIVITY INFORMATION											
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name											
10/8/2019	1604	Addition	216,600	O					9/24/2018	MEAS&NOTICE	BS	Barbara S											
3/6/2014	172	New Wind	13,060						6/10/2014	External Ins	PC	PHIL C											
10/16/2009	1004	New Wind	9,085						2/27/2009	Meas/Inspect	163	PATRIOT											
7/11/1995	386		5,000					REMODEL BATH	11/8/2000	Hearing N/C	189	PATRIOT											
									12/11/1999	Inspected	264	PATRIOT											
									11/8/1999	Mailer Sent													
									10/15/1999	Measured	264	PATRIOT											
									8/28/1991		KT												

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>							
Type: 6 - Colonial	Sty Ht: 2H - 2 & 1/2 Sty	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Very Good	FPL IN BMT DECORATIVE OF=TOILET IN BMT.								FFL BMT (176)					
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 6 - Stucco	Sec Wall: %	A Bath: 1	Rating: Good	3/4 Bath: 1	Rating: Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Good	A HBth: 1	Rating: Average	OthrFix: 3	Rating: Good				
Roof Struct: 2 - Hip	Roof Cover: 5 - Tile	Color: BEIGE	View / Desir: V - Very Good	Kits: 1	Rating: Good	A Kits: 1	Rating: Fair	Fpl: 2	Rating: Average	WSFlue:	Rating:	1st Res Grid Desc: Line 1	# Units: 1	16	RESIDENTIAL GRID				
<b>GENERAL INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Grade: A- - Very Good (-)				Location:				Exterior:				No Unit RMS BRS FL							
Year Blt: 1925		Eff Yr Blt:		Total Units:				Interior:				1 10 5							
Alt LUC:		Alt %:		Floor:				Additions:											
Jurisdct:		Fact: .		% Own:				Kitchen:											
Const Mod:				Name:				Baths:											
Lump Sum Adj:				DEPRECIATION				Plumbing:											
INTERIOR INFORMATION				Phys Cond: GV - Good-VG 10. %				Electric:											
Avg Ht/FL: STD				Functional: %				Heating:											
Prim Int Wall 2 - Plaster				Economic: %				General:											
Sec Int Wall: %				Special: %				Totals											
Partition: T - Typical				Override: %				1 10 5											
Prim Floors: 3 - Hardwood				CALC SUMMARY				COMPARABLE SALES											
Sec Floors: 6 - Ceramic Tile 25 %				Basic \$ / SQ: 125.00				Rate Parcel ID Typ Date Sale Price											
Bsmnt Flr: 12 - Concrete				Size Adj.: 0.86948156															
Subfloor:				Const Adj.: 1.34244061															
Bsmnt Gar:				Adj \$ / SQ: 145.903															
Electric: 3 - Typical				Other Features: 173334															
Insulation: 2 - Typical				Grade Factor: 1.61															
Int vs Ext: S				NBHD Inf: 1.00000000															
Heat Fuel: 1 - Oil				NBHD Mod:															
Heat Type: 3 - Forced H/W				LUC Factor: 1.00															
# Heat Sys: 1	% Heated: 100	% AC: 100		Adj Total: 1609026				WtAv\$/SQ: AvRate: Ind.Val											
Solar HW: NO	Central Vac: NO	% Sprinkled:		Depreciation: 173775				Juris. Factor: Before Depr: 234.90											
% Com Wall	% Sprinkled:	Depreciated Total: 1435251		Final Total: 1435300				Special Features: 0 Val/Su Net: 195.01											
MOBILE HOME				Serial #: Year: Color:				Final Total: 1435300 Val/Su SzAd: 300.02				PARCEL ID 097.0-0001-0003.A							
<b>SPEC FEATURES/YARD ITEMS</b>																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
3	Garage	D	Y	1	25X27	G	GD	1925	23.38	T	30	101			11,000		11,000		
19	Patio	D	Y	1	32X50	A	AV	1960	2.48	T	40.8	101			2,400		2,400		
More: N				Total Yard Items: 13,400				Total Special Features:				Total: 13,400				IMAGE			
<b>AssessPro Patriot Properties, Inc</b>																			